

STAMFORD PLANNING BOARD
REGULAR MEETING
APPROVED MINUTES, TUESDAY, FEBRUARY 25, 2014
7TH FLOOR, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, Zbigniew Naumowicz, Jay Tepper, and Michael Totilo. Roger Quick was absent. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner.

Ms. Dell called the meeting to order at 7:09 p.m.

Ms. Fishman was excused for the beginning of the meeting so that she could meet with the Board of Representatives Appointments Committee; she came into the meeting at 7:30 p.m.

Zoning Board of Appeals Referrals:

While waiting for Ms. Fishman to return from her interview with the Nominating Committee of the Board of Representative – The Chair moved ZBA Referrals up; the remainder of the Board did review and act on them.

1. **ZBA Appl. 013-14 18 Pershing Avenue**, a variance of Table III Appendix B for relief of side yard setback of 6.9 feet instead of the required 10 feet, as well as relief for the total side yard setback of 16.9 feet in lieu of the 20 feet required in order to build a second story addition. After a brief discussion, Mr. Tepper moved to recommend approval of ZBA Appl. 013-14. and that this request is consistent with the 2002 Master Plan; Mr. Totilo seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Tepper, and Totilo).
2. **ZBA Appl. 014-14 29 Ralsey Road**, a variance of Table III Appendix B for relief of rear yard setback of 9.1 feet instead of the required 30 feet in order to build a garage and associated improvements. After a brief discussion, Mr. Totilo moved to recommend approval of ZBA Appl. 014-14, and that this request is consistent with the 2002 Master Plan; Mr. Naumowicz seconded the motion and it passed unanimously with eligible members present voting, 4-0 (Dell, Naumowicz, Tepper, and Totilo).

Zoning Board Referral [CONTINUATION]:

This is a continuation of the public meeting of February 18, 2014, in which the attorney and consultants for the applicant, as well as members of the historical preservation groups for the City of Stamford spoke. As a reminder: the following three agenda items are all interconnected, and the Master Plan Category No. 10 Downtown Corridor.

1. **ZB Appl. 213-45- Saint John Urban Development Corp, Special Exception**, requesting conversion of commercial development rights to authorize 240 existing residential units, permit one parking space per dwelling onsite (148 spaces) and adjacent (93 spaces), fee-in-lieu funds for BMR requirements all in conjunction with the large scale development for Cappelli at Tresser and Atlantic Street in a CC-N district.
2. **ZB Appl. 213-44 Rich Cappelli Associates, LLC & Louis R. Cappelli Family LTD. Partnership, Special Exception, Site & Architectural Review and Coastal Site Plan Review**, large scale development for 650 residential units and associated site improvements in two towers at the corner of

Tresser and Atlantic Street, acquisition and historic preservation of the Post Office at 421 Atlantic Avenue, over 41,000 square feet of ground floor retail space and two parking garages in a CC-N district. Special Exceptions requested include large scale development, increased density, and conversion of commercial FAR into dwelling units, historic preservation premium, parking at 1:1 ratio, reduced rear lot, partial waiver of open space and fee-in-lieu for BMR.

3. **ZB Appl. 213-43 TEXT CHANGE**, to amend Appendix B, Footnote #4 by adding Master Plan Category #10 Downtown Corridor to locations in which density may be reduced by Special Exception for Mixed-Use Projects in the C-G or CC-N Districts.

The Board deliberated on these three agenda items: Zoning Board Application 213-43, 213-44 and 213-45 relating to the proposed large scale development for 650 residential units and associated site improvements in two towers at the corner of Tresser and Atlantic Street, acquisition and historic preservation of the Post Office at 421 Atlantic Avenue, over 41,000 square feet of ground floor retail space and two parking garages in a CC-N district. The issues that the Board focused on included:

1. **Retail Uses**: members of the Board were concerned that potential development on this site requires that the Zoning Board require the applicant to include the appropriate retail uses along the street level, especially on Atlantic Street. This would be consistent with the CC-N District and Master Plan design criteria of no. 7 above: “mixed-use development.”
2. **Post Office and Historic Preservation**: the consensus of the Board was that the Post Office was indeed a beautiful, historic building, and that at least the front 1916 portion of the Post Office be preserved and actively reused for a public purpose.
3. **Master Plan**: The Board agreed that this district is supportive of a development proposal such as this that takes into account the following criteria: 1) compatibility with adjacent residential areas, (2) superior design, (3) public amenities, (4) pedestrian enhancements, (5) proximity to mass transit, (6) shared parking and (7) mixed-use development. By all measures, this application addresses and meets almost all of these elements.

After all the Board members presented their concerns, and held considerable discussion, the Board acted on each of these items separately as follows:

1. Mr. Totilo moved to recommend approval of **ZB Appl. 213-45- Saint John Urban development Corp. Special Exception**, and that this Text Amendment is consistent with the 2002 Master Plan; Ms. Fishman seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).
2. Mr. Naumowicz moved to recommend approval of **ZB Appl. 213-44 Rich Cappelli Associates, LLC & Louis R. Cappelli Family LTD. Partnership, Special Exception, Site & Architectural Review and Coastal Site Plan Review**, with the suggestion that the Board suggest that the Zoning Board take them up on their offer and recommend a condition such as “to preserve and actively reuse for public purposes as much of the Post Office building as possible,” and that this application is consistent with the 2002 Master Plan; Mr. Tepper seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).
3. Mr. Tepper moved to recommend approval of **ZB Appl. 213-43 TEXT CHANGE**, and that this Text Amendment is consistent with the 2002 Master Plan; Ms. Fishman seconded the motion and

it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Naumowicz, Tepper, and Totilo).

Master Plan Discussion

Dave Killeen, Project Manager for the City made a 10 minute presentation on the Master Plan update. The Board members engaged in informative discussion on the Plan chapters that they received to date. Among some of the key points addressed, include the following.

- The chapters need more substance, this Master Plan will guide the Planning Board in its decision process for the next ten years.
- Since the Planning Board is the body that adopts the Master Plan for the City, it is appropriate that the members are comfortable with the content of the Chapters prior to posting them on the City's website.
- The members are very interested in reviewing the missing chapters, especially Downtown, South Side, and Transportation.
- The consensus of the Board is that this plan needs to include a discussion of bicycle and pedestrian safety.
- The Board is looking forward to hosting the Master Plan Open House on April 1st.

Capital Budget FY 2014/15 & Capital Plan 2016-2021

Finalize Submission to the Mayor. The Board discussed the wording of the Budget Submission Message, including adding the Board's understanding of the safe debt limit; emphasizing that the Board of Education was included whereas BOE had a separate appropriation for FY 2013/14, and strengthened the statement of the Board's understanding of the overall fiscal restraints for the City, which served as a good frame of reference.

Old Business

New Business

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 10:18 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.